162.0	0002	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,138,400 / 1,138,400
					USE VALUE:	1,138,400 / 1,138,400
					ASSESSED:	1,138,400 / 1,138,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
89		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FEINMANN PETER S
Owner 2:	FEINMANN KATHRYN J
Owner 3:	
Street 1:	89 OAKLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FEINMANN PETER -
Owner 2:	FEINMANN KATHRYN -
Street 1:	89 OAKLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .233 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1895, having primarily Aluminum Exterior and 4086 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10158.000	625,100	6,000	507,300	1,138,400
Total Card	0.233	625,100	6,000	507,300	1,138,400
Total Parcel	0.233	625,100	6,000	507,300	1,138,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 278.61 | /Parcel: 278.61

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 108010

GIS Ref

GIS Ref

Insp Date 06/01/18

!12647!

PREVIOUS ASSESSMENT

Parcel ID: 162.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	625,100	6000	10,158.	507,300	1,138,400		Year end	12/23/2021
2021	101	FV	606,900	6000	10,158.	507,300	1,120,200		Year End Roll	12/10/2020
2020	101	FV	606,900	6000	10,158.	507,300	1,120,200	1,120,200	Year End Roll	12/18/2019
2019	101	FV	456,400	6000	10,158.	507,300	969,700	969,700	Year End Roll	1/3/2019
2018	101	FV	442,200	6000	10,158.	449,300	897,500	897,500	Year End Roll	12/20/2017
2017	101	FV	442,200	6000	10,158.	376,900	825,100	825,100	Year End Roll	1/3/2017
2016	101	FV	442,200	6000	10,158.	376,900	825,100	825,100	Year End	1/4/2016
2015	101	FV	417,500	6000	10,158.	326,100	749,600	749,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:19:19

LAST REV

Date	Time
06/29/18	10:13:10

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12647

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FEINMANN PETER	38404-191		3/19/2003	Family	1	No	No		
FEINMANN PETER	31806-163		9/11/2000		636,000	No	No		
BLASI ANNE E	20632-390		5/28/1998		390,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/22/2016	1552	Add Bath	25,000	O				
3/24/2010	219	Manual	10,000					FRAME HOME OFFICE
2/14/2002	91	Redo Kit	40,000	C				REMODEL KIT-ADD MU
12/18/2000	959	Redo Bas	5,000	C				PLAYROOM, BATH,LAU

ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2018	Meas/Inspect	BS	Barbara S
8/3/2017	Measured	DGM	D Mann
8/3/2017	Permit Visit	DGM	D Mann
8/3/2017	Left Notice	DGM	D Mann
6/17/2010	Info Fm Prmt	BR	B Rossignol
11/5/2008	Meas/Inspect	189	PATRIOT
5/21/2002	Permit Visit	PM	Peter M
1/13/2001	MLS	MM	Mary M
12/6/1999	Meas/Inspect	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	108010
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10158		Sq. Ft.	Site		0	70.	0.71	8									507,320						507,300	

Total AC/HA:	0.23320	Total SF/SM:	10158	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	507,320	Spl Credit		Total:	507,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	2 - Clapboard	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1895	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.02947235
Const Adj.:	0.99495000
Adj $ / SQ:	138.277
Other Features:	118632
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	767944
Depreciation:	142838
Depreciated Total:	625106

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

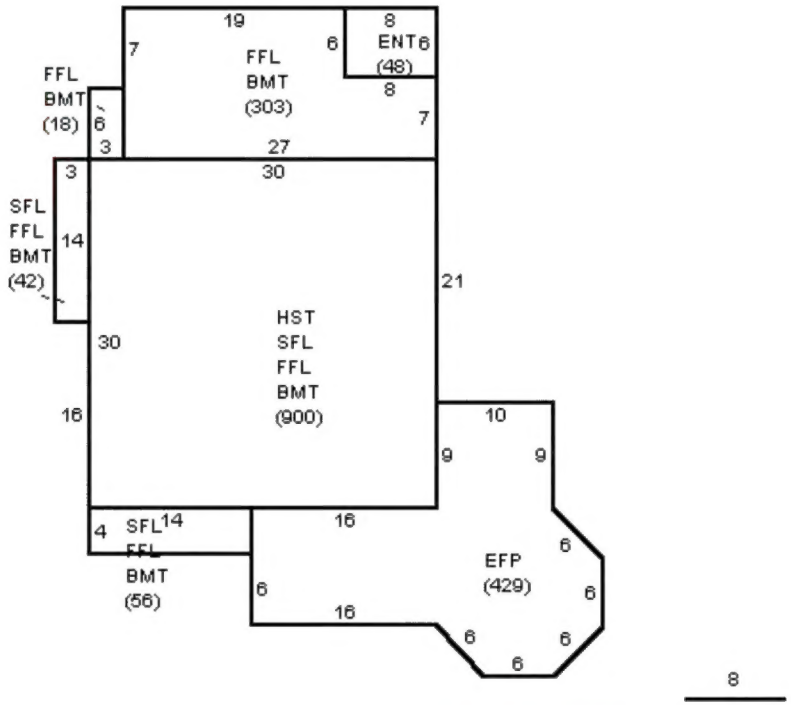
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	167.32
Special Features:	0	Val/Su Net:	136.99
Final Total:	625100	Val/Su SzAd	225.91

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,319	85.560	112,852
FFL	First Floor	1,319	138.280	182,387
SFL	Second Floor	998	138.280	138,000
HST	Half Story	450	149.340	67,203
EFP	Enclos Porch	429	33.400	14,329
ENT	ENTRY	48	26.270	1,261

Net Sketched Area:	4,563	Total:	516,032
Size Ad	2767	Gross Area	5013	FinArea	4086
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	100	V	
HST	100	OFC	80	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

162.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1915	21.25	T	40	101			5,100			5,100
19	Patio	D	Y	1	18X16	A	AV	2002	3.55	T	13.6	101			900			900

More:	N	Total Yard Items:	6,000	Total Special Featues:		Total:	6,000